

Document Page 1 of 45  
**United States Bankruptcy Court**  
**District of New Jersey**

**IN RE:**Case No. 13-24984Nassau Tower Realty, LLCChapter 11

Debtor(s)

**DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR**

1. Pursuant to 11 U.S.C. § 329(a) and Bankruptcy Rule 2016(b), I certify that I am the attorney for the above-named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept ..... \$ Hourly per App

Prior to the filing of this statement I have received ..... \$ 16,214.00

Balance Due ..... \$ \_\_\_\_\_

2. The source of the compensation paid to me was: ☐ Debtor ☒ Other (specify): **Nassau Holdings, Inc.**
3. The source of compensation to be paid to me is: ☒ Debtor ☐ Other (specify):
4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.  
☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation, is attached.
5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:
- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
  - b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
  - c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
  - d. Representation of the debtor in adversary proceedings and other contested bankruptcy matters;
  - e. [Other provisions as needed]
6. By agreement with the debtor(s), the above disclosed fee does not include the following services:

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

**July 15, 2013**

Date

**/s/ Paul J. Maselli, Esquire**

Paul J. Maselli, Esquire  
 Maselli Warren, PC  
 600 Alexander Road  
 Princeton, NJ 08540  
 (609) 452-8411 Fax: (609) 452-8422  
 pmaselli@maselliwarren.com

IN RE:

Case No. 13-24984

Nassau Tower Realty, LLC

Debtor(s)

Chapter 11

**LIST OF EQUITY SECURITY HOLDERS**

Registered name and last known address of security holder	Shares (or Percentage)	Security Class (or kind of interest)
<b>Nassau Holdings, Inc. 619 Alexander Road Princeton, NJ 08540-0000</b>	<b>100</b>	

Document Page 3 of 45  
United States Bankruptcy Court  
District of New Jersey

IN RE:

Case No. **13-24984****Nassau Tower Realty, LLC**

Debtor(s)

Chapter **11****SUMMARY OF SCHEDULES**

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors also must complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

NAME OF SCHEDULE	ATTACHED (YES/NO)	NUMBER OF SHEETS	ASSETS	LIABILITIES	OTHER
A - Real Property	Yes	2	\$ 17,314,000.00		
B - Personal Property	Yes	3	\$ 17,989.00		
C - Property Claimed as Exempt	Yes	1			
D - Creditors Holding Secured Claims	Yes	6		\$ 16,456,218.70	
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	Yes	1		\$ 0.00	
F - Creditors Holding Unsecured Nonpriority Claims	Yes	6		\$ 319,420.86	
G - Executory Contracts and Unexpired Leases	Yes	2			
H - Codebtors	Yes	1			
I - Current Income of Individual Debtor(s)	No				\$
J - Current Expenditures of Individual Debtor(s)	No				\$
TOTAL		22	\$ 17,331,989.00	\$ 16,775,639.56	

IN RE Nassau Tower Realty, LLC

Case No. 13-24984

Debtor(s)

(If known)

### SCHEDULE A - REAL PROPERTY

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a cotenant, community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether the husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

**Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.**

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "None" in the column labeled "Amount of Secured Claim."

If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C - Property Claimed as Exempt.

DESCRIPTION AND LOCATION OF PROPERTY	NATURE OF DEBTOR'S INTEREST IN PROPERTY	HUSBAND, WIFE, JOINT, OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION	AMOUNT OF SECURED CLAIM
1 and 13 Robbins Parkway Toms River, NJ			1,200,000.00	3,228,832.18
1015 Route 9 Bayville, New Jersey Subject to Foreclosure Action - Docket F-1270-12 Sheriff's Sale June 25, 2013 Objection to Sale Filed by Debtor on July 5, 2013			430,000.00	12,443,000.00
103 Locktown Road Flemington, NJ Subject to Foreclosure Sale - Sheriff's Deed Not Yet Issued			754,000.00	12,443,000.00
1108 Rt. 88 Point Pleasant, NJ			750,000.00	3,307,387.11
1215 Johnson Avenue Point Pleasant, NJ			150,000.00	3,307,387.11
1215A Johnson Avenue Point Pleasant, NJ			150,000.00	3,307,387.11
1371 Woodside Avenue Yardley, PA			1,000,000.00	12,443,000.00
140 Nassau Street Princeton, NJ			3,850,000.00	12,576,154.78
1501 Rt. 35 Point Pleasant, NJ			3,500,000.00	12,571,387.11
22 South 6th Street Stroudsburg, PA			400,000.00	12,458,246.04
2457 Perikomen Avenue Mt. Penn, PA			300,000.00	12,443,000.00
272 Mills Road Kennebunkport, ME			500,000.00	0.00
3245 Route 35 North Lavalette, NJ Subject to Foreclosure Action - Docket F-1270-12 Sheriff's Sale June 25, 2013 Objection to Sale Filed by Debtor on July 5, 2013			470,000.00	12,443,000.00
472 Princeton Avenue Brick, NJ			550,000.00	3,279,281.48
6 Deer Run Brick, NJ			235,000.00	100,281.48
<b>TOTAL</b>			<b>17,314,000.00</b>	

(Report also on Summary of Schedules)

SCHEDULE A - REAL PROPERTY

(Continuation Sheet)

DESCRIPTION AND LOCATION OF PROPERTY	NATURE OF DEBTOR'S INTEREST IN PROPERTY	HUSBAND, WIFE, JOINT, OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION	AMOUNT OF SECURED CLAIM
704 Howe Street Point Pleasant, NJ			750,000.00	3,307,387.11
71 North Main Street Lambertville, NJ			1,400,000.00	12,617,355.74
74 Fairview Avenue Brick, NJ			750,000.00	3,279,281.48
Key Largo Court Berkeley, NJ Block 1605, Lots 1.15 and 1.17			175,000.00	0.00

### SCHEDULE B - PERSONAL PROPERTY

Except as directed below, list all personal property of the debtor of whatever kind. If the debtor has no property in one or more of the categories, place an "x" in the appropriate position in the column labeled "None." If additional space is needed in any category, attach a separate sheet properly identified with the case name, case number, and the number of the category. If the debtor is married, state whether the husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor is an individual or a joint petition is filed, state the amount of any exemptions claimed only in Schedule C - Property Claimed as Exempt.

**Do not list interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.**

If the property is being held for the debtor by someone else, state that person's name and address under "Description and Location of Property." If the property is being held for a minor child, simply state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

TYPE OF PROPERTY	NONE	DESCRIPTION AND LOCATION OF PROPERTY	HUSBAND, WIFE, JOINT, OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
1. Cash on hand.	X			
2. Checking, savings or other financial accounts, certificates of deposit or shares in banks, savings and loan, thrift, building and loan, and homestead associations, or credit unions, brokerage houses, or cooperatives.	X			
3. Security deposits with public utilities, telephone companies, landlords, and others.		Security Deposit held in trust for Craig Allen & Nick Adamko 71 Main Street, Lambertville, NJ		2,065.00
		Security Deposit held in trust for Edwin Cannistraci and Kathy Charles 71 Main Street, suite 301, Lambertville, NJ		3,688.00
		Security Deposit held in trust for Kelly and Justin Kotalik 472 Princeton Ave., Brick, NJ		3,007.00
		Security Deposit held in trust for Kelly Sullivan 71 Main Street, Suite 201, Lambertville, NJ		6,604.00
		Security Deposit held in trust for Monica Poelzmann 71 Main Street, Suite 304, Lambertville, NJ		1,275.00
		Security Deposit held in trust for Sandra Aubuchon 71 Main Street, Suite 303, Lambertville, NJ		1,350.00
4. Household goods and furnishings, include audio, video, and computer equipment.	X			
5. Books, pictures and other art objects, antiques, stamp, coin, record, tape, compact disc, and other collections or collectibles.	X			
6. Wearing apparel.	X			
7. Furs and jewelry.	X			
8. Firearms and sports, photographic, and other hobby equipment.	X			
9. Interest in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	X			
10. Annuities. Itemize and name each issue.	X			

IN RE Nassau Tower Realty, LLC

Case No. 13-24984

Debtor(s)

(If known)

**SCHEDULE B - PERSONAL PROPERTY**  
**(Continuation Sheet)**

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	HUSBAND, WIFE, JOINT, OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
11. Interests in an education IRA as defined in 26 U.S.C. § 530(b)(1) or under a qualified State tuition plan as defined in 26 U.S.C. § 529(b)(1). Give particulars. (File separately the record(s) of any such interest(s). 11 U.S.C. § 521(c).)	<b>X</b>			
12. Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Give particulars.	<b>X</b>			
13. Stock and interests in incorporated and unincorporated businesses. Itemize.	<b>X</b>			
14. Interests in partnerships or joint ventures. Itemize.	<b>X</b>			
15. Government and corporate bonds and other negotiable and non-negotiable instruments.	<b>X</b>			
16. Accounts receivable.	<b>X</b>			
17. Alimony, maintenance, support, and property settlements in which the debtor is or may be entitled. Give particulars.	<b>X</b>			
18. Other liquidated debts owed to debtor including tax refunds. Give particulars.	<b>X</b>			
19. Equitable or future interest, life estates, and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A - Real Property.	<b>X</b>			
20. Contingent and noncontingent interests in estate of a decedent, death benefit plan, life insurance policy, or trust.	<b>X</b>			
21. Other contingent and unliquidated claims of every nature, including tax refunds, counterclaims of the debtor, and rights to setoff claims. Give estimated value of each.	<b>X</b>			
22. Patents, copyrights, and other intellectual property. Give particulars.	<b>X</b>			
23. Licenses, franchises, and other general intangibles. Give particulars.	<b>X</b>			
24. Customer lists or other compilations containing personally identifiable information (as defined in 11 U.S.C. § 101(41A)) provided to the debtor by individuals in connection with obtaining a product or service from the debtor primarily for personal, family, or household purposes.	<b>X</b>			
25. Automobiles, trucks, trailers, and other vehicles and accessories.	<b>X</b>			

IN RE Nassau Tower Realty, LLC

Case No. 13-24984

Debtor(s)

(If known)

**SCHEDULE B - PERSONAL PROPERTY  
(Continuation Sheet)**

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	HUSBAND, WIFE, JOINT, OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
26. Boats, motors, and accessories.	X	<b>Claim against Intex Environmental Group, Inc. Damages associated with undisclosed underground oil tank located at 71 North Main Street, Lambertville, NJ</b>		<b>unknown</b>
27. Aircraft and accessories.	X			
28. Office equipment, furnishings, and supplies.	X			
29. Machinery, fixtures, equipment, and supplies used in business.	X			
30. Inventory.	X			
31. Animals.	X			
32. Crops - growing or harvested. Give particulars.	X			
33. Farming equipment and implements.	X			
34. Farm supplies, chemicals, and feed.	X			
35. Other personal property of any kind not already listed. Itemize.				
<b>TOTAL</b>				<b>17,989.00</b>

0 continuation sheets attached

(Include amounts from any continuation sheets attached.  
Report total also on Summary of Schedules.)

SCHEDULE C - PROPERTY CLAIMED AS EXEMPT

Debtor elects the exemptions to which debtor is entitled under: ☐ Check if debtor claims a homestead exemption that exceeds \$155,675. \*

(Check one box)

☐ 11 U.S.C. § 522(b)(2)

☐ 11 U.S.C. § 522(b)(3)

DESCRIPTION OF PROPERTY	SPECIFY LAW PROVIDING EACH EXEMPTION	VALUE OF CLAIMED EXEMPTION	CURRENT VALUE OF PROPERTY WITHOUT DEDUCTING EXEMPTIONS
Not Applicable			

\* Amount subject to adjustment on 4/1/16 and every three years thereafter with respect to cases commenced on or after the date of adjustment.

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number of all entities holding claims secured by property of the debtor as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. List creditors holding all types of secured interests such as judgment liens, garnishments, statutory liens, mortgages, deeds of trust, and other security interests.

List creditors in alphabetical order to the extent practicable. If a minor child is the creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). If all secured creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H – Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Total the columns labeled "Amount of Claim Without Deducting Value of Collateral" and "Unsecured Portion, if Any" in the boxes labeled "Total(s)" on the last sheet of the completed schedule. Report the total from the column labeled "Amount of Claim Without Deducting Value of Collateral" also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report the total from the column labeled "Unsecured Portion, if Any" on the Statistical Summary of Certain Liabilities and Related Data.

☐ Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER. <i>(See Instructions Above.)</i>	CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCOUNT NO. <b>Antietam School District</b> <b>PO Box 4514</b> <b>Lancaster, PA 17604-4514</b>		<b>Real Estate Taxes</b>				<b>28,251.13</b>	
		VALUE \$ <b>30,000.00</b>					
ACCOUNT NO. <b>Berkeley Township</b> <b>PO Box B</b> <b>Bayville, NJ 08721-0287</b>		<b>Real Estate Taxes</b>				<b>76,010.83</b>	
		VALUE \$ <b>77,000.00</b>					
ACCOUNT NO. <b>Berkeley Township MUA</b> <b>42 Station Rd.</b> <b>Bayville, NJ 08721</b>		<b>Municipal Charges</b>				<b>1,012.44</b>	
		VALUE \$ <b>1,100.00</b>					
ACCOUNT NO. <b>Berkeley Township Sewage Authority</b> <b>PO Box B</b> <b>Bayville, NJ 08721-0287</b>		<b>Sewer Charges</b>				<b>688.00</b>	
		VALUE \$ <b>700.00</b>					
Subtotal (Total of this page)						\$ <b>105,962.40</b>	\$
Total (Use only on last page)						\$	\$

5 continuation sheets attached

(Report also on  
Summary of  
Schedules.)

(If applicable, report  
also on Statistical  
Summary of Certain  
Liabilities and Related  
Data.)

IN RE Nassau Tower Realty, LLC

Case No. 13-24984

Debtor(s)

(If known)

**SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS**  
**(Continuation Sheet)**

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER. (See Instructions Above.)	CODEBATOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCOUNT NO.		<b>Real Estate Taxes</b>				<b>38,792.49</b>	
<b>Borough of Mantoloking</b> <b>PO Box 247</b> <b>Mantoloking, NJ 08738</b>							
		VALUE \$ <b>39,000.00</b>					
ACCOUNT NO.		<b>Municipal Charges</b>				<b>3,330.57</b>	
<b>Borough of Point Pleasant</b> <b>2233 Bridge Ave</b> <b>Point Pleasant, NJ 08742</b>							
		VALUE \$ <b>3,500.00</b>					
ACCOUNT NO.		<b>Real Estate Taxes</b>				<b>100,281.48</b>	
<b>Brick Township</b> <b>401 Chambersbridge Rd.</b> <b>Brick, NJ 08723</b>							
		VALUE \$ <b>1,535,000.00</b>					
ACCOUNT NO.		<b>Municipal Charges</b>				<b>2,545.19</b>	
<b>Brick Township Municipal</b> <b>1551 Rt 88 West</b> <b>Brick, NJ 08723</b>							
		VALUE \$ <b>2,600.00</b>					
ACCOUNT NO.		<b>Real Estate Taxes</b>				<b>102,983.11</b>	
<b>City of Lambertville</b> <b>18 York St.</b> <b>Lambertville, NJ 08530</b>							
		VALUE \$ <b>1,400,000.00</b>					
ACCOUNT NO.		<b>Real Estate Taxes</b>				<b>128,387.11</b>	
<b>Collector of Taxes, Point Pleasant</b> <b>PO Box 25</b> <b>Point Pleasant, NJ 08742-25</b>							
		VALUE \$ <b>7,250,000.00</b>					
Subtotal (Total of this page)						\$ <b>376,319.95</b>	\$
Total (Use only on last page)						\$	\$

Sheet no. 1 of 5 continuation sheets attached to  
Schedule of Creditors Holding Secured Claims

(Report also on  
Summary of  
Schedules.)

(If applicable, report  
also on Statistical  
Summary of Certain  
Liabilities and Related  
Data.)

IN RE Nassau Tower Realty, LLC

Case No. 13-24984

Debtor(s)

(If known)

**SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS**  
(Continuation Sheet)

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER. (See Instructions Above.)	CODEBITOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCOUNT NO. <b>Dover Township Tax Collector</b> <b>33 Washington St.</b> <b>Toms River, NJ 08753</b>		<b>Real Estate Taxes</b>  VALUE \$ <b>17,000.00</b>				<b>16,197.50</b>	
ACCOUNT NO. <b>Global Tower Partners, LP</b> <b>750 Park Of Commerce Blvd, Ste. 300</b> <b>Boca Raton, FL 33489</b>		<b>Mortgage - 272 Mills Road,</b> <b>Kennebunkport, ME</b>  VALUE \$ <b>500,000.00</b>				<b>0.00</b>	
ACCOUNT NO. <b>John Skrincosky Jr. Tax Coll.</b> <b>200 N. 25th St.</b> <b>Mount Penn, PA 19606</b>		<b>Real Estate Taxes</b>  VALUE \$ <b>14,000.00</b>				<b>13,514.13</b>	
ACCOUNT NO. <b>Kingwood Township</b> <b>PO Box 17</b> <b>Baptisttown, NJ 08803-17</b>		<b>Real Estate Taxes</b>  VALUE \$ <b>40,000.00</b>				<b>39,133.15</b>	
ACCOUNT NO. <b>6155</b> <b>Lacey Township MUA</b> <b>PO Box 205</b> <b>Forked River, NJ 08731-205</b>		<b>Municipal Charges</b>  VALUE \$ <b>370.00</b>				<b>350.60</b>	
ACCOUNT NO. <b>0181</b> <b>Lambertville MUA</b> <b>PO Box 300</b> <b>Lambertville, NJ 08530</b>		<b>Municipal Charges</b>  VALUE \$ <b>6,500.00</b>				<b>6,475.05</b>	
Subtotal (Total of this page)						\$ <b>75,670.43</b>	\$
Total (Use only on last page)						\$	\$

Sheet no. 2 of 5 continuation sheets attached to  
Schedule of Creditors Holding Secured Claims

(Report also on  
Summary of  
Schedules.)

(If applicable, report  
also on Statistical  
Summary of Certain  
Liabilities and Related  
Data.)

IN RE Nassau Tower Realty, LLC

Case No. 13-24984

Debtor(s)

(If known)

**SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS**  
**(Continuation Sheet)**

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER. (See Instructions Above.)	CODEBITOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCOUNT NO. 0178 Mt. Penn Borough Municipal Authority PO Box 4249 Reading, PA 19606-4249		Municipal Charges  VALUE \$ 55.00				55.00	
ACCOUNT NO. 7435 Neptune - Sewer Utility PO Box 1167 Neptune, NJ 07754-1167		Sewer Charges  VALUE \$ 220.00				220.00	
ACCOUNT NO. Ocean First Bank 975 Hooper Avenue Toms River, NJ 08753		Mortgage - 6 Deer Run, Brick, NJ  VALUE \$ 235,000.00				0.00	
ACCOUNT NO. Princeton Borough Tax Office PO Box 390 Princeton, NJ 08540		Real Estate Taxes 140 Nassau St., Princeton, NJ  VALUE \$ 3,850,000.00				133,154.78	
ACCOUNT NO. Sovereign Bank, NA 619 Alexander Road Princeton, NJ 08540	X	Mortgage 74 Fairview Ave., Brick, NJ 704 Howe St., Point Pleasant, NJ 1108 Rt. 88, Point Pleasant, NJ 1215A Johnson Ave., Point Pleasant, NJ				3,179,000.00	
ACCOUNT NO.  		1 and 13 Robbins Parkway, Toms River, NJ 1215 Johnson Ave., Point Pleasant, NJ 472 Princeton Ave., Brick, NJ  VALUE \$ 4,300,000.00					
Sheet no. 3 of 5 continuation sheets attached to Schedule of Creditors Holding Secured Claims						Subtotal (Total of this page) \$ 3,312,429.78	\$
						Total (Use only on last page) \$	\$

(Report also on  
Summary of  
Schedules.)

(If applicable, report  
also on Statistical  
Summary of Certain  
Liabilities and Related  
Data.)

IN RE Nassau Tower Realty, LLC

Case No. 13-24984

Debtor(s)

(If known)

**SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS**  
**(Continuation Sheet)**

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER. (See Instructions Above.)	CODEBTR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCOUNT NO. <b>Tax Collector, Terry McCool Stroudsburg</b> <b>PO Box N</b> <b>Stroudsburg, PA 18360</b>		<b>Real Estate Taxes</b>  VALUE \$ <b>400,000.00</b>				<b>15,246.04</b>	
ACCOUNT NO. <b>TD Bank, NA</b> <b>1701 Rt. 70 East</b> <b>Cherry Hill, NJ 08034</b>	<b>X</b>	<b>Mortgage</b> <b>1371 Woodside Ave., Yardley, PA</b> <b>22 South 6th St., Stroudsburg, PA</b> <b>140 Nassau St., Princeton, NJ</b> <b>71 Main St., Lambertville, NJ</b>				<b>12,443,000.00</b>	
ACCOUNT NO.  		<b>1501 Rt. 35, Point Pleasant, NJ</b> <b>2457 Perikomen Ave., Mt. Penn, PA</b> <b>1015 Route 9, Bayville, NJ</b> <b>103 Locktown Rd., Flemington, NJ</b> <b>3245 Route 35 North, Lavalette, NJ</b>  VALUE \$ <b>12,950,000.00</b>					
ACCOUNT NO. <b>The Elm Group, Inc.</b> <b>345 Wall St.</b> <b>Princeton, NJ 08540</b>		<b>Mechanic's Lien</b> <b>71 N. Main Street, Lambertville, NJ</b>  VALUE \$ <b>1,400,000.00</b>				<b>71,372.63</b>	<b>71,372.63</b>
ACCOUNT NO. <b>Toms River Township MUA</b> <b>340 West Water St.</b> <b>Toms River, NJ 08753</b>		<b>Municipal Charges</b>  VALUE \$ <b>3,400.00</b>				<b>3,387.28</b>	
ACCOUNT NO. <b>Toms River Township Tax Collector</b> <b>33 Washington St.</b> <b>Toms River, NJ 08753</b>		<b>Real Estate Taxes</b>  VALUE \$ <b>1,200,000.00</b>				<b>49,832.18</b>	
Sheet no. <b>4</b> of <b>5</b> continuation sheets attached to Schedule of Creditors Holding Secured Claims						Subtotal (Total of this page)  Total (Use only on last page)	<b>\$ 12,582,838.13</b>  <b>\$</b>

(Report also on  
Summary of  
Schedules.)

(If applicable, report  
also on Statistical  
Summary of Certain  
Liabilities and Related  
Data.)

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS

(Continuation Sheet)

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER. <i>(See Instructions Above.)</i>	CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCOUNT NO.		<b>Municipal Charges</b>				<b>2,998.01</b>	
<b>Township of Neptune</b> <b>PO Box 1167</b> <b>Neptune, NJ 07754-1167</b>							
		VALUE \$ <b>3,000.00</b>					
ACCOUNT NO.							
		VALUE \$					
ACCOUNT NO.							
		VALUE \$					
ACCOUNT NO.							
		VALUE \$					
ACCOUNT NO.							
		VALUE \$					
ACCOUNT NO.							
		VALUE \$					
ACCOUNT NO.							
		VALUE \$					
Sheet no. <b>5</b> of <b>5</b> continuation sheets attached to Schedule of Creditors Holding Secured Claims						Subtotal (Total of this page)	\$ <b>2,998.01</b> \$
						Total (Use only on last page)	\$ <b>16,456,218.70</b> \$ <b>71,372.63</b>
						(Report also on Summary of Schedules.)	(If applicable, report also on Statistical Summary of Certain Liabilities and Related Data.)

## SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

A complete list of claims entitled to priority, listed separately by type of priority, is to be set forth on the sheets provided. Only holders of unsecured claims entitled to priority should be listed in this schedule. In the boxes provided on the attached sheets, state the name, mailing address, including zip code, and last four digits of the account number, if any, of all entities holding priority claims against the debtor or the property of the debtor, as of the date of the filing of the petition. Use a separate continuation sheet for each type of priority and label each with the type of priority.

The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. § 112 and Fed. R. Bankr. P. 1007(m).

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H-Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of claims listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all claims listed on this Schedule E in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules.

Report the total of amounts entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Report the total of amounts not entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts not entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

☒ Check this box if debtor has no creditors holding unsecured priority claims to report on this Schedule E.

**TYPES OF PRIORITY CLAIMS** (Check the appropriate box(es) below if claims in that category are listed on the attached sheets)

- ☐ **Domestic Support Obligations**  
Claims for domestic support that are owed to or recoverable by a spouse, former spouse, or child of the debtor, or the parent, legal guardian, or responsible relative of such a child, or a governmental unit to whom such a domestic support claim has been assigned to the extent provided in 11 U.S.C. § 507(a)(1).
- ☐ **Extensions of credit in an involuntary case**  
Claims arising in the ordinary course of the debtor's business or financial affairs after the commencement of the case but before the earlier of the appointment of a trustee or the order for relief. 11 U.S.C. § 507(a)(3).
- ☐ **Wages, salaries, and commissions**  
Wages, salaries, and commissions, including vacation, severance, and sick leave pay owing to employees and commissions owing to qualifying independent sales representatives up to \$12,475\* per person earned within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).
- ☐ **Contributions to employee benefit plans**  
Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(5).
- ☐ **Certain farmers and fishermen**  
Claims of certain farmers and fishermen, up to \$6,150\* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. § 507(a)(6).
- ☐ **Deposits by individuals**  
Claims of individuals up to \$2,775\* for deposits for the purchase, lease, or rental of property or services for personal, family, or household use, that were not delivered or provided. 11 U.S.C. § 507(a)(7).
- ☐ **Taxes and Certain Other Debts Owed to Governmental Units**  
Taxes, customs duties, and penalties owing to federal, state, and local governmental units as set forth in 11 U.S.C. § 507(a)(8).
- ☐ **Commitments to Maintain the Capital of an Insured Depository Institution**  
Claims based on commitments to the FDIC, RTC, Director of the Office of Thrift Supervision, Comptroller of the Currency, or Board of Governors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository institution. 11 U.S.C. § 507(a)(9).
- ☐ **Claims for Death or Personal Injury While Debtor Was Intoxicated**  
Claims for death or personal injury resulting from the operation of a motor vehicle or vessel while the debtor was intoxicated from using alcohol, a drug, or another substance. 11 U.S.C. § 507(a)(10).

\* Amounts are subject to adjustment on 4/01/16, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

0 continuation sheets attached

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data.

☐ Check this box if debtor has no creditors holding unsecured nonpriority claims to report on this Schedule F.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER. <i>(See Instructions Above.)</i>	CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO. <b>140-144 Nassau St Condo Association</b> <b>619 Alexander Road</b> <b>Princeton, NJ 08540</b>		<b>Association Fees</b>				<b>16,756.00</b>
ACCOUNT NO. <b>Air Consulting Services, LLC</b> <b>301 East Ward St.</b> <b>Hightstown, NJ 08520</b>						<b>1,580.00</b>
ACCOUNT NO. <b>Alberto Zepeda</b> <b>160 Sawmill Rd</b> <b>Brick, NJ 08724</b>						<b>240.00</b>
ACCOUNT NO. <b>Amy Greene Environmental</b> <b>18 Commerce St Plaza</b> <b>Flemington, NJ 08822</b>						<b>1,500.00</b>
Subtotal (Total of this page)						\$ <b>20,076.00</b>
Total (Use only on last page of the completed Schedule F. Report also on the Summary of Schedules and, if applicable, on the Statistical Summary of Certain Liabilities and Related Data.)						\$

5 continuation sheets attached

IN RE Nassau Tower Realty, LLC

Case No. 13-24984

Debtor(s)

(If known)

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**  
**(Continuation Sheet)**

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER. (See Instructions Above.)	CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO.						
<b>Barlo &amp; Associates, LLC</b> <b>92 Mantoloking Rd.</b> <b>Brick, NJ 08723</b>						<b>2,250.00</b>
ACCOUNT NO.						
<b>C N A Insurance</b> <b>PO Box 382033</b> <b>Pittsburgh, PA 15250-8033</b>						<b>657.96</b>
ACCOUNT NO.						
<b>Crow &amp; Associates</b> <b>100 Canal Point Blvd, Suite 214</b> <b>Princeton, NJ 08540</b>						<b>20,441.36</b>
ACCOUNT NO.						
<b>F.R. Maddalon Plumbing and Heating</b> <b>1550 Sylvan Ave.</b> <b>Hamilton, NJ 08610</b>						<b>394.68</b>
ACCOUNT NO.						
<b>Giacinti Electric, LLC</b> <b>PO Box 19003</b> <b>Toms River, NJ 08753</b>						<b>337.05</b>
ACCOUNT NO.						
<b>Global Signal Acquistions, LLC</b> <b>PO Box 403541</b> <b>Atlanta, GA 30384</b>						<b>6,300.00</b>
ACCOUNT NO. <b>1793</b>						
<b>InTouch America</b> <b>PO Box 571207</b> <b>Tarzana, CA 91357</b>						<b>1,711.45</b>

Sheet no. 1 of 5 continuation sheets attached to  
Schedule of Creditors Holding Unsecured Nonpriority Claims

Subtotal  
(Total of this page) \$ **32,092.50**

Total  
(Use only on last page of the completed Schedule F. Report also on  
the Summary of Schedules, and if applicable, on the Statistical  
Summary of Certain Liabilities and Related Data.) \$

IN RE Nassau Tower Realty, LLC

Case No. 13-24984

Debtor(s)

(If known)

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**  
**(Continuation Sheet)**

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER. (See Instructions Above.)	CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO. <b>J &amp; A Cleaning Services</b> <b>140 Lakedale Dr.</b> <b>Lawrenceville, NJ 08648</b>						<b>888.10</b>
ACCOUNT NO. <b>3378</b> <b>Jersey Central Power and Light</b> <b>PO Box 3687</b> <b>Akron, OH 44309-3687</b>		<b>Utilities</b>				<b>1,387.64</b>
ACCOUNT NO. <b>6049</b> <b>Jersey Central Power and Light</b> <b>PO Box 3687</b> <b>Akron, OH 44309-3687</b>		<b>Utilities</b>				<b>11.32</b>
ACCOUNT NO. <b>Jersey Coast Appliance</b> <b>18 Rt 537 East</b> <b>Toms River, NJ 08753</b>						<b>3,000.23</b>
ACCOUNT NO. <b>Knox Hill Townhomes Condo Association</b> <b>PO Box 374</b> <b>Eatontown, NJ 07724</b>		<b>Association Fees</b>				<b>2,370.00</b>
ACCOUNT NO. <b>Larsen Plumbing and Heating, LLC</b> <b>41 Grand Ave</b> <b>Toms River, NJ 08753</b>						<b>2,600.00</b>
ACCOUNT NO. <b>2726</b> <b>Lowe's Business Account</b> <b>PO Box 530970</b> <b>Atlanta, GA 30353-0970</b>						<b>51.67</b>

Sheet no. 2 of 5 continuation sheets attached to  
Schedule of Creditors Holding Unsecured Nonpriority Claims

Subtotal  
(Total of this page) \$ **10,308.96**

Total  
(Use only on last page of the completed Schedule F. Report also on  
the Summary of Schedules, and if applicable, on the Statistical  
Summary of Certain Liabilities and Related Data.) \$

IN RE Nassau Tower Realty, LLC

Case No. 13-24984

Debtor(s)

(If known)

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**  
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER. (See Instructions Above.)	CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO. 2795 <b>Met-Ed</b> <b>PO Box 3687</b> <b>Akron, OH 44309-3687</b>						<b>494.07</b>
ACCOUNT NO. 8083 <b>New Jersey American Water</b> <b>PO Box 371331</b> <b>Pittsburgh, PA 15250-7331</b>		<b>Utilities</b>				<b>106.23</b>
ACCOUNT NO. 7959 <b>New Jersey Natural Gas</b> <b>PO Box 11743</b> <b>Newark, NJ 07101-4743</b>		<b>Utilities</b>				<b>594.61</b>
ACCOUNT NO. 4337 <b>New Jersey Natural Gas</b> <b>PO Box 11743</b> <b>Newark, NJ 07101-4743</b>		<b>Utilities</b>				<b>188.85</b>
ACCOUNT NO. 8768 <b>New Jersey Natural Gas Co.</b> <b>Box 11743</b> <b>Newark, NJ 07101-4743</b>		<b>Utilities</b>				<b>181.52</b>
ACCOUNT NO. 3822 <b>New Jersey Natural Gas Co.</b> <b>Box 11743</b> <b>Newark, NJ 07101-4743</b>		<b>Utilities</b>				<b>210.93</b>
ACCOUNT NO. <b>Optimum</b> <b>PO Box 371378</b> <b>Pittsburgh, PA 14801</b>		<b>Utilities</b>				<b>446.06</b>

Sheet no. 3 of 5 continuation sheets attached to  
Schedule of Creditors Holding Unsecured Nonpriority Claims

Subtotal  
(Total of this page) \$ **2,222.27**

Total  
(Use only on last page of the completed Schedule F. Report also on  
the Summary of Schedules, and if applicable, on the Statistical  
Summary of Certain Liabilities and Related Data.) \$

IN RE Nassau Tower Realty, LLC

Case No. 13-24984

Debtor(s)

(If known)

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**  
**(Continuation Sheet)**

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER. (See Instructions Above.)	CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO. <b>R.C. Burdick, P.E., P.C</b> <b>1023 Ocean Rd.</b> <b>Point Pleasant, NJ 08742</b>						<b>960.00</b>
ACCOUNT NO. <b>Ray's HVAC Service Corp</b> <b>PO Box 1241</b> <b>Newtown, PA 18940-1241</b>						<b>3,432.00</b>
ACCOUNT NO. <b>Samuel Stoth2Off Co.,Inc.</b> <b>PO Box 306</b> <b>Flemington, NJ 08822-306</b>						<b>3,624.00</b>
ACCOUNT NO. <b>Scott's Lawn Care, LLC</b> <b>PO Box 463</b> <b>Point Pleasant, NJ 08742</b>						<b>1,016.50</b>
ACCOUNT NO. <b>Second Goodier, LLC</b> <b>2330 West Joppa Road</b> <b>Lutherville, MD 21093</b>		<b>Judgment Creditor</b> <b>DJ-72012-12</b>				<b>240,000.00</b>
ACCOUNT NO. <b>Timothy R. Smith, Esq.</b> <b>619 Alexander Road</b> <b>Princeton, NJ 08540</b>		<b>Attorney's Fees</b>				<b>917.00</b>
ACCOUNT NO. <b>1912</b> <b>Treasurer - State of New Jersey</b> <b>PO Box 417</b> <b>Trenton, NJ 08646-0417</b>		<b>Tidelands Bureau</b>				<b>4,349.50</b>

Sheet no. 4 of 5 continuation sheets attached to  
Schedule of Creditors Holding Unsecured Nonpriority Claims

Subtotal  
(Total of this page) \$ **254,299.00**

Total  
(Use only on last page of the completed Schedule F. Report also on  
the Summary of Schedules, and if applicable, on the Statistical  
Summary of Certain Liabilities and Related Data.) \$

IN RE Nassau Tower Realty, LLC

Case No. 13-24984

Debtor(s)

(If known)

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**  
**(Continuation Sheet)**

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER. (See Instructions Above.)	CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO. 1236 UGI Utilities, Inc. PO Box 15523 Wilmington, DE 19866-1552		Utilities				20.13
ACCOUNT NO. 0056 United Water Toms River PO Box 371804 Pittsburgh, PA 15250-7804		Utilities				8.22
ACCOUNT NO. 0153 Verizon PO Box 4833 Trenton, NJ 08650-4833		Utilities				64.48
ACCOUNT NO. Verizon PO Box 4833 Trenton, NJ 08650-4833		Utilities				56.34
ACCOUNT NO. 8361 Waste Management of NJ PO Box 13648 Philadelphia, PA 19101-3648		Utilities				161.66
ACCOUNT NO. Whitehouse Landscaping PO Box 94 Pine Forge, PA 19548						111.30
ACCOUNT NO.						

Sheet no. 5 of 5 continuation sheets attached to  
Schedule of Creditors Holding Unsecured Nonpriority Claims

Subtotal  
(Total of this page) \$ 422.13

Total  
(Use only on last page of the completed Schedule F. Report also on  
the Summary of Schedules, and if applicable, on the Statistical  
Summary of Certain Liabilities and Related Data.) \$ 319,420.86

IN RE Nassau Tower Realty, LLC

Case No. 13-24984

Debtor(s)

(If known)

## SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

Describe all executory contracts of any nature and all unexpired leases of real or personal property. Include any timeshare interests. State nature of debtor's interest in contract, i.e., "Purchaser," "Agent," etc. State whether debtor is the lessor or lessee of a lease. Provide the names and complete mailing addresses of all other parties to each lease or contract described. If a minor child is a party to one of the leases or contracts, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

☐ Check this box if debtor has no executory contracts or unexpired leases.

NAME AND MAILING ADDRESS, INCLUDING ZIP CODE OF OTHER PARTIES TO LEASE OR CONTRACT	DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT.
<b>Connoisseur Media</b> 619 Alexander Road Princeton, NJ 08540-0000	<b>Tenant of Commercial Lease for</b> <b>22 South 6th Street</b> <b>Stroudsburg, PA 18360</b>
<b>MacDonald Kitchen And Bath</b> 71 North Main Street Lambertville, NJ 08530-0000	<b>Tenant of Commercial Lease for</b> <b>71 North Main Street</b> <b>Lambertville, NJ 08530</b>
<b>Sandra Aubuchon</b> 71 North Main Street, Ste. 303 Lambertville, NJ 08530-0000	<b>Tenant of Commercial Lease for</b> <b>71 North Main Street, Ste. 303</b> <b>Lambertville, NJ 08530</b>
<b>Monica Poelzmann</b> 71 North Main Street, Ste. 304 Lambertville, NJ 08530-0000	<b>Tenant of Commercial Lease for</b> <b>71 North Main Street, Ste. 304</b> <b>Lambertville, NJ 08530</b>
<b>Kelly Sulilvan</b> 71 North Main Street, Ste. 201 Lambertville, NJ 08530-0000	<b>Tenant of Commercial Lease for</b> <b>71 North Main Street, Ste. 201</b> <b>Lambertville, NJ 08530</b>
<b>Hulit Shoes</b> 140 Nassau Street Princeton, NJ 08540-0000	<b>Tenant of Commercial Lease for</b> <b>140 Nassau Street</b> <b>Princeton, NJ 08540</b>
<b>ZCR Operation Co.</b> DBA Qdoba Mexican Grill 140 Nassau Street Princeton, NJ 08540-0000	<b>Tenant of Commercial Lease for</b> <b>140 Nassau Street</b> <b>Princeton, NJ 08540</b>
<b>R.H. LeChard Marine Contractors</b> 704 Howe Street Bay Head, NJ 08742-0000	<b>Tenant of Commercial Lease for</b> <b>704 Howe Street</b> <b>Bay Head, NJ 08742</b>
<b>Bay Head Police Department</b> 704 Howe Street Bay Head, NJ 08742-0000	<b>Tenant of Commercial Lease for</b> <b>704 Howe Street</b> <b>Bay Head, NJ 08742</b>
<b>R.H. LeChard Marine Contractors</b> 704 Howe Street Bay Head, NJ 08742-0000	<b>Tenant of Commercial Lease for</b> <b>1108 Rt. 88</b> <b>Point Pleasant, NJ 08742</b>
<b>R.H. LeChard Marine Contractors</b> 704 Howe Street Bay Head, NJ 08742-0000	<b>Tenant of Commercial Lease for</b> <b>1215A Johnson Avenue</b> <b>Pt. Pleasant, NJ 08742</b>
<b>Town Square Media</b> 8 Robbins Street Toms River, NJ 08753-0000	<b>Tenant of Commercial Lease for</b> <b>1 Robbins Parkway</b> <b>Toms River, NJ 08753</b>
<b>Walgreens Store #13754</b> 1501 St. 35 South Pt. Pleasant, NJ 08742-0000	<b>Tenant of Commercial Lease for</b> <b>1501 Rt. 35 South</b> <b>Pt. Pleasant, NJ 08742</b>
<b>Crown Castle</b> Attn: Alan Hickman 2000 Corporate Drive Cannonsburg, PA 15317-0000	<b>Tenant of Commercial Lease for</b> <b>1371 Woodside Road</b> <b>Yardley, PA 19067</b>
<b>GTP Towers I, LLC</b> Attn: Lease Administration 1801 Clint Moore Road, Ste. 110 Boca Raton, FL 33487-0000	<b>Tenant of Commercial Lease for</b> <b>272 Mills Road</b> <b>Kennebunkport, ME 04046</b>

IN RE Nassau Tower Realty, LLC

Case No. 13-24984

Debtor(s)

(If known)

**SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES**  
**(Continuation Sheet)**

NAME AND MAILING ADDRESS, INCLUDING ZIP CODE OF OTHER PARTIES TO LEASE OR CONTRACT	DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT.
<p><b>Maxwell Resources, Inc.</b>  <b>2457 Perikomen Avenue</b>  <b>Mt. Penn, PA 19508-0000</b></p> <p><b>R.H. LeChard Marine Contractors</b>  <b>704 Howe Street</b>  <b>Bay Head, NJ 08742-0000</b></p> <p><b>Paul Aulisio</b>  <b>6 Deer Run</b>  <b>Brick, NJ 08724-0000</b></p> <p><b>Edwin Cannistraci</b>  <b>Kathy Charles</b>  <b>71 North Main Street, Ste. 301</b>  <b>Lambertville, NJ 08530-0000</b></p> <p><b>Craig Allen</b>  <b>Nick Adamko</b>  <b>71 North Main Street, Ste. 301</b>  <b>Lambertville, NJ 08530-0000</b></p> <p><b>Kelly Kotalik</b>  <b>Justin Kotalik</b>  <b>472 Princeton Avenue</b>  <b>Brick, NJ 08724-0000</b></p>	<p><b>Tenant of Commerical Lease for</b>  <b>2457 Perikomen Avenue</b>  <b>Mt. Penn, PA 19508</b></p> <p><b>Tenant of Commerical Lease for</b>  <b>1215 Johnson Avenue</b>  <b>Pt. Pleasant, NJ 08742</b></p> <p><b>Tenant of Residential Lease for</b>  <b>6 Deer Run</b>  <b>Brick, NJ 08724</b></p> <p><b>Tenants of Commercial Lease for</b>  <b>71 North Main Street, Ste. 301</b>  <b>Lambertville, NJ 08530</b></p> <p><b>Tenants of Commercial Lease for</b>  <b>71 North Main Street, Ste. 302</b>  <b>Lambertville, NJ 08530</b></p> <p><b>Tenants of Residential Lease for</b>  <b>472 Princeton Avenue</b>  <b>Brick, NJ 08724</b></p>

SCHEDULE H - CODEBTORS

Provide the information requested concerning any person or entity, other than a spouse in a joint case, that is also liable on any debts listed by the debtor in the schedules of creditors. Include all guarantors and co-signers. If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within the eight-year period immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state, commonwealth, or territory. Include all names used by the nondebtor spouse during the eight years immediately preceding the commencement of this case. If a minor child is a codebtor or a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

☐ Check this box if debtor has no codebtors.

NAME AND ADDRESS OF CODEBTOR	NAME AND ADDRESS OF CREDITOR
Louis Mercatanti 619 Alexander Road Princeton, NJ 08540	TD Bank, NA 1701 Rt. 70 East Cherry Hill, NJ 08034
Nassau Tower Holdings, LLC 619 Alexander Road Princeton, NJ 08540	Sovereign Bank, NA 619 Alexander Road Princeton, NJ 08540
	TD Bank, NA 1701 Rt. 70 East Cherry Hill, NJ 08034
	Sovereign Bank, NA 619 Alexander Road Princeton, NJ 08540

IN RE Nassau Tower Realty, LLC

Case No. 13-24984

Debtor(s)

(If known)

## DECLARATION CONCERNING DEBTOR'S SCHEDULES

### DECLARATION UNDER PENALTY OF PERJURY BY INDIVIDUAL DEBTOR

I declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of \_\_\_\_\_ sheets, and that they are true and correct to the best of my knowledge, information, and belief.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Debtor

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ (Joint Debtor, if any)

[If joint case, both spouses must sign.]

### DECLARATION AND SIGNATURE OF NON-ATTORNEY BANKRUPTCY PETITION PREPARER (See 11 U.S.C. § 110)

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342 (b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required by that section.

Printed or Typed Name and Title, if any, of Bankruptcy Petition Preparer

Social Security No. (Required by 11 U.S.C. § 110.)

*If the bankruptcy petition preparer is not an individual, state the name, title (if any), address, and social security number of the officer, principal, responsible person, or partner who signs the document.*

Address

Signature of Bankruptcy Petition Preparer

Date

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document, unless the bankruptcy petition preparer is not an individual:

*If more than one person prepared this document, attach additional signed sheets conforming to the appropriate Official Form for each person.*

*A bankruptcy petition preparer's failure to comply with the provision of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.*

### DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **Officer Of Nassau Holdings, Inc.** (the president or other officer or an authorized agent of the corporation or a member or an authorized agent of the partnership) of the **Nassau Tower Realty, LLC** (corporation or partnership) named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of **23** sheets (*total shown on summary page plus 1*), and that they are true and correct to the best of my knowledge, information, and belief.

Date: **July 15, 2013** Signature: **/s/ Louis Mercatanti**

**Louis Mercatanti**

(Print or type name of individual signing on behalf of debtor)

*[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]*

*Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.*

IN RE:

Nassau Tower Realty, LLC

Case No. 13-24984

Chapter 11

Debtor(s)

## STATEMENT OF FINANCIAL AFFAIRS

This statement is to be completed by every debtor. Spouses filing a joint petition may file a single statement on which the information for both spouses is combined. If the case is filed under chapter 12 or chapter 13, a married debtor must furnish information for both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed. An individual debtor engaged in business as a sole proprietor, partner, family farmer, or self-employed professional, should provide the information requested on this statement concerning all such activities as well as the individual's personal affairs. To indicate payments, transfers and the like to minor children, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. § 112 and Fed. R. Bankr. P. 1007(m).

Questions 1 - 18 are to be completed by all debtors. Debtors that are or have been in business, as defined below, also must complete Questions 19 - 25. **If the answer to an applicable question is "None," mark the box labeled "None."** If additional space is needed for the answer to any question, use and attach a separate sheet properly identified with the case name, case number (if known), and the number of the question.

### DEFINITIONS

**"In business."** A debtor is "in business" for the purpose of this form if the debtor is a corporation or partnership. An individual debtor is "in business" for the purpose of this form if the debtor is or has been, within six years immediately preceding the filing of this bankruptcy case, any of the following: an officer, director, managing executive, or owner of 5 percent or more of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership; a sole proprietor or self-employed full-time or part-time. An individual debtor also may be "in business" for the purpose of this form if the debtor engages in a trade, business, or other activity, other than as an employee, to supplement income from the debtor's primary employment.

**"Insider."** The term "insider" includes but is not limited to: relatives of the debtor; general partners of the debtor and their relatives; corporations of which the debtor is an officer, director, or person in control; officers, directors, and any persons in control of a corporate debtor and their relatives; affiliates of the debtor and insiders of such affiliates; any managing agent of the debtor. 11 U.S.C. § 101(2),(31).

### 1. Income from employment or operation of business

- None ☐ State the gross amount of income the debtor has received from employment, trade, or profession, or from operation of the debtor's business, including part-time activities either as an employee or in independent trade or business, from the beginning of this calendar year to the date this case was commenced. State also the gross amounts received during the **two years** immediately preceding this calendar year. (A debtor that maintains, or has maintained, financial records on the basis of a fiscal rather than a calendar year may report fiscal year income. Identify the beginning and ending dates of the debtor's fiscal year.) If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income of both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

AMOUNT SOURCE

589,700.00 2013 Gross Income  
Year to Date (as of 6/30/13)

1,417,700.00 2012 Gross Income

1,746,241.00 2011 Gross Income

### 2. Income other than from employment or operation of business

- None ☒ State the amount of income received by the debtor other than from employment, trade, profession, operation of the debtor's business during the **two years** immediately preceding the commencement of this case. Give particulars. If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income for each spouse whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

### 3. Payments to creditors

Complete a. or b., as appropriate, and c.

- None ☒ a. *Individual or joint debtor(s) with primarily consumer debts:* List all payments on loans, installment purchases of goods or services, and other debts to any creditor made within **90 days** immediately preceding the commencement of this case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$600. Indicate with an asterisk (\*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

None ☐ b. Debtor whose debts are not primarily consumer debts: List each payment or other transfer to any creditor made within **90 days** immediately preceding the commencement of the case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$6,255.\* If the debtor is an individual, indicate with an asterisk (\*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments and other transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

\* Amount subject to adjustment on 4/01/16, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

NAME AND ADDRESS OF CREDITOR	DATE OF PAYMENTS/TRANSFERS	AMOUNT PAID OR VALUE OF TRANSFERS	AMOUNT STILL OWING
<b>Alberto Zepeda</b> <b>160 Sawmill Road</b> <b>Brick, NJ 08724-0000</b>	<b>6/5/13 and 5/9/13</b>	<b>6,200.00</b>	<b>240.00</b>

None ☒ c. All debtors: List all payments made within **one year** immediately preceding the commencement of this case to or for the benefit of creditors who are or were insiders. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

#### 4. Suits and administrative proceedings, executions, garnishments and attachments

None ☐ a. List all suits and administrative proceedings to which the debtor is or was a party within **one year** immediately preceding the filing of this bankruptcy case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
<b>Simone v. Nassau Tower Realty, LLC, et al.</b> <b>MER-C-57-09</b>		<b>Superior Court of New Jersey Mercer County - Chancery Division</b>	<b>Orders Entered May 24, 2013</b>
<b>Second Goodier, LLC v. Nassau Tower Realty, LLC</b> <b>DJ-072014-12</b>	<b>Judgment</b>	<b>Superior Court of New Jersey Mercer County</b>	<b>Writ of Execution Issued</b>
<b>TD Bank, NA v. Nassau Tower Realty, LLC</b> <b>F-1270-12</b>	<b>Foreclosure</b>	<b>Superior Court of New Jersey Chancery Division</b>	<b>Sheriff's Sale - June 25, 2013</b>
<b>FNA Jersey Lien Serv. v. Nassau Tower Realty, LLC</b> <b>F-14083-13</b>	<b>Foreclosure</b>	<b>Superior Court of New Jersey Chancery Division</b>	<b>Complaint Filed April 35, 2013</b>
<b>FNA Jersey Lien Serv. v. Nassau Tower Realty, LLC</b> <b>F-12812-13</b>	<b>Condo Foreclosure</b>	<b>Superior Court of New Jersey Chancery Division</b>	<b>Complaint Filed April 17, 2013</b>
<b>US Bank v. Nassau Tower Realty, LLC</b> <b>F-12812-13</b>	<b>Foreclosure</b>	<b>Superior Court of New Jersey Chancery Division</b>	<b>Complaint filed 4/11/13</b>
<b>FNA Jersey Lien Serv. v. Nassau Tower Realty, LLC</b> <b>F-11868-13</b>	<b>Tax Foreclosure</b>	<b>Superior Court of New Jersey Chancery Division</b>	<b>Complaint filed 3/22/13</b>
<b>Sovereign Bank v. Nassau Tower Realty, LLC</b> <b>F-29768-12</b>	<b>Foreclosure</b>	<b>Superior Court of New Jersey Chancery Division</b>	<b>Complaint Filed 12/11/12</b>
<b>Sovereign Bank v. Nassau Tower Realty, LLC</b> <b>F-229-13</b>	<b>Foreclosure</b>	<b>Superior Court of New Jersey Chancery Division</b>	<b>Complaint Filed 12/12/12</b>
<b>Sovereign Bank v. Nassau Tower Realty, LLC</b> <b>OCN-L-3427-12</b>		<b>Superior Court of New Jersey Law Division - Ocean County</b>	<b>Dismissed 4/19/13</b>
<b>Nassau Tower Realty, LLC v. Sandra Aubuchon</b> <b>HNT-LT-227-13</b>	<b>Landlord-Tenant</b>	<b>Superior Court of New Jersey Special Civil Part - Landlord Tenant Hunterdon County</b>	<b>Dismissed Without Prejudice 7/12/13</b>
<b>Nassau Tower Realty, LLC v. Sandra Aubuchon</b>	<b>Landlord-Tenant</b>	<b>Superior Court of New Jersey Special Civil Part - Landlord</b>	<b>Dismissed Without Prejudice 11/5/12</b>

HNT-LT-316-12

Tenant

Hunterdon County

May v. Carter  
F-4130-11

Tax Foreclosure

Superior Court of New Jersey  
Chancery DivisionDismissed Without  
Prejudice 7/25/12TD Bank, NA v. Nassau Tower  
Realty, LLC  
MER-L-311-12Superior Court of New Jersey  
Law Division  
Mercer CountySummary Judgment  
1/11/13

- None ☒ b. Describe all property that has been attached, garnished or seized under any legal or equitable process within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

**5. Repossessions, foreclosures and returns**

- None ☐ List all property that has been repossessed by a creditor, sold at a foreclosure sale, transferred through a deed in lieu of foreclosure or returned to the seller, within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR OR SELLER	DATE OF REPOSSESSION, FORECLOSURE SALE, TRANSFER OR RETURN	DESCRIPTION AND VALUE OF PROPERTY
TD Bank, NA 1701 Route 70 East Cherry Hill, NJ 08034-0000	June 25, 2013	1015 Route 9, Bayville, NJ
TD Bank, NA 1701 Route 70 East Cherry Hill, NJ 08034-0000	June 25, 2013	3245 Route 35 North, Lavallette, NJ
TD Bank, NA 1701 Route 70 East Cherry Hill, NJ 08034-0000		103 Locktown Road Flemington, NJ

**6. Assignments and receiverships**

- None ☒ a. Describe any assignment of property for the benefit of creditors made within **120 days** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include any assignment by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)
- None ☒ b. List all property which has been in the hands of a custodian, receiver, or court-appointed official within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

**7. Gifts**

- None ☒ List all gifts or charitable contributions made within **one year** immediately preceding the commencement of this case except ordinary and usual gifts to family members aggregating less than \$200 in value per individual family member and charitable contributions aggregating less than \$100 per recipient. (Married debtors filing under chapter 12 or chapter 13 must include gifts or contributions by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

**8. Losses**

- None ☐ List all losses from fire, theft, other casualty or gambling within **one year** immediately preceding the commencement of this case **or since the commencement of this case**. (Married debtors filing under chapter 12 or chapter 13 must include losses by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

DESCRIPTION AND VALUE OF PROPERTY	DESCRIPTION OF CIRCUMSTANCES AND, IF LOSS WAS COVERED IN WHOLE OR IN PART BY INSURANCE, GIVE PARTICULARS	DATE OF LOSS
1 Robbins Parkway, Toms River, NJ Property Value: \$1,200,000	Storm Damage from Superstorm Sandy Damage assessment total: \$900,000 Loss anticipated to be covered by insurance company less deductible. Procceds to be paid to lienholder, Sovereign Bank	October 2012

**9. Payments related to debt counseling or bankruptcy**

- None ☐ List all payments made or property transferred by or on behalf of the debtor to any persons, including attorneys, for consultation concerning debt consolidation, relief under the bankruptcy law or preparation of a petition in bankruptcy within **one year** immediately preceding the commencement of this case.

NAME AND ADDRESS OF PAYEE  
**Maselli Warren, PC**  
**600 Alexander Road, Suite 3-4A**  
**Princeton, NJ 08540-0000**

DATE OF PAYMENT, NAME OF  
 PAYOR IF OTHER THAN DEBTOR  
**July 2013**

AMOUNT OF MONEY OR DESCRIPTION  
 AND VALUE OF PROPERTY  
**3,714.00**

#### 10. Other transfers

None ☐ a. List all other property, other than property transferred in the ordinary course of the business or financial affairs of the debtor, transferred either absolutely or as security within **two years** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

None ☒ b. List all property transferred by the debtor within **ten years** immediately preceding the commencement of this case to a self-settled trust or similar device of which the debtor is a beneficiary.

#### 11. Closed financial accounts

None ☒ List all financial accounts and instruments held in the name of the debtor or for the benefit of the debtor which were closed, sold, or otherwise transferred within **one year** immediately preceding the commencement of this case. Include checking, savings, or other financial accounts, certificates of deposit, or other instruments; shares and share accounts held in banks, credit unions, pension funds, cooperatives, associations, brokerage houses and other financial institutions. (Married debtors filing under chapter 12 or chapter 13 must include information concerning accounts or instruments held by or for either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

#### 12. Safe deposit boxes

None ☒ List each safe deposit or other box or depository in which the debtor has or had securities, cash, or other valuables within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include boxes or depositories of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

#### 13. Setoffs

None ☒ List all setoffs made by any creditor, including a bank, against a debt or deposit of the debtor within **90 days** preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

#### 14. Property held for another person

None ☐ List all property owned by another person that the debtor holds or controls.

NAME AND ADDRESS OF OWNER	DESCRIPTION AND VALUE OF PROPERTY	LOCATION OF PROPERTY
<b>Debra Mercatanti</b> <b>85 Willowbrook Road</b> <b>Colts Neck, NJ 07722-0000</b>	<b>Residential Property</b> <b>\$235,000</b>	<b>706 Drew Avenue</b> <b>Lanoka Harbor, New Jersey</b>
<b>Louis Mercatanti</b> <b>619 Alexander Road</b> <b>Princeton, NJ 08540-0000</b>	<b>Residential Property</b> <b>\$350,000</b>	<b>1113 Canal Road</b> <b>Princeton, NJ</b>

#### 15. Prior address of debtor

None ☒ If debtor has moved within **three years** immediately preceding the commencement of this case, list all premises which the debtor occupied during that period and vacated prior to the commencement of this case. If a joint petition is filed, report also any separate address of either spouse.

#### 16. Spouses and Former Spouses

None ☒ If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within **eight years** immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state.

## 17. Environmental Information

For the purpose of this question, the following definitions apply:

“Environmental Law” means any federal, state, or local statute or regulation regulating pollution, contamination, releases of hazardous or toxic substances, wastes or material into the air, land, soil, surface water, groundwater, or other medium, including, but not limited to, statutes or regulations regulating the cleanup of these substances, wastes or material.

“Site” means any location, facility, or property as defined under any Environmental Law, whether or not presently or formerly owned or operated by the debtor, including, but not limited to, disposal sites.

“Hazardous Material” means anything defined as a hazardous waste, hazardous substance, toxic substance, hazardous material, pollutant, or contaminant or similar term under an Environmental Law.

None ☒ a. List the name and address of every site for which the debtor has received notice in writing by a governmental unit that it may be liable or potentially liable under or in violation of an Environmental Law. Indicate the governmental unit, the date of the notice, and, if known, the Environmental Law.

None ☒ b. List the name and address of every site for which the debtor provided notice to a governmental unit of a release of Hazardous Material. Indicate the governmental unit to which the notice was sent and the date of the notice.

None ☒ c. List all judicial or administrative proceedings, including settlements or orders, under any Environmental Law with respect to which the debtor is or was a party. Indicate the name and address of the governmental unit that is or was a party to the proceeding, and the docket number.

## 18. Nature, location and name of business

None ☐ a. *If the debtor is an individual*, list the names, addresses, taxpayer-identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was an officer, director, partner, or managing executive of a corporation, partner in a partnership, sole proprietor, or was self-employed in a trade, profession, or other activity either full- or part-time within **six years** immediately preceding the commencement of this case, or in which the debtor owned 5 percent or more of the voting or equity securities within **six years** immediately preceding the commencement of this case.

*If the debtor is a partnership*, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities, within **six years** immediately preceding the commencement of this case.

*If the debtor is a corporation*, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities within **six years** immediately preceding the commencement of this case.

NAME	LAST FOUR DIGITS OF SOCIAL- SECURITY OR OTHER INDIVIDUAL TAXPAYER-I.D. NO. (ITIN)/COMPLETE EIN	ADDRESS	NATURE OF BUSINESS	BEGINNING AND ENDING DATES
Nassau Tower Realty, LLC	22-3377692	619 Alexander Road Princeton, NJ 08540-0000	Real Estate Holding Company	

None ☒ b. Identify any business listed in response to subdivision a., above, that is “single asset real estate” as defined in 11 U.S.C. § 101.

The following questions are to be completed by every debtor that is a corporation or partnership and by any individual debtor who is or has been, within **six years** immediately preceding the commencement of this case, any of the following: an officer, director, managing executive, or owner of more than 5 percent of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership, a sole proprietor, or self-employed in a trade, profession, or other activity, either full- or part-time.

(An individual or joint debtor should complete this portion of the statement **only** if the debtor is or has been in business, as defined above, within the six years immediately preceding the commencement of this case. A debtor who has not been in business within those six years should go directly to the signature page.)

## 19. Books, records and financial statements

None ☐ a. List all bookkeepers and accountants who within the **two years** immediately preceding the filing of this bankruptcy case kept or supervised the keeping of books of account and records of the debtor.

## NAME AND ADDRESS

**Lori Foster**  
**119 Towne Street, Suite 555**  
**Stamford, CT 06902-0000**

**Kenneth Zeng**  
**615 Walden Way**  
**Lumberton, NJ 08048-0000**

**Gallo Financial Services**  
**509 Route 70 West**  
**Cherry Hill, NJ 08002-0000**

None ☒ b. List all firms or individuals who within the **two years** immediately preceding the filing of this bankruptcy case have audited the books of account and records, or prepared a financial statement of the debtor.

None ☒ c. List all firms or individuals who at the time of the commencement of this case were in possession of the books of account and records of the debtor. If any of the books of account and records are not available, explain.

None ☒ d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom a financial statement was issued by the debtor within the **two years** immediately preceding the commencement of this case.

**20. Inventories**

None ☒ a. List the dates of the last two inventories taken of your property, the name of the person who supervised the taking of each inventory, and the dollar amount and basis of each inventory.

None ☒ b. List the name and address of the person having possession of the records of each of the two inventories reported in a., above.

**21. Current Partners, Officers, Directors and Shareholders**

None ☒ a. If the debtor is a partnership, list the nature and percentage of partnership interest of each member of the partnership.

None ☐ b. If the debtor is a corporation, list all officers and directors of the corporation, and each stockholder who directly or indirectly owns, controls, or holds 5 percent or more of the voting or equity securities of the corporation.

NAME AND ADDRESS  
**Nassau Holdings, Inc.**  
**619 Alexander Road**  
**Princeton, NJ 08540-0000**

TITLE

NATURE AND PERCENTAGE  
 OF STOCK OWNERSHIP  
**100%**

**22. Former partners, officers, directors and shareholders**

None ☒ a. If the debtor is a partnership, list each member who withdrew from the partnership within **one year** immediately preceding the commencement of this case.

None ☒ b. If the debtor is a corporation, list all officers, or directors whose relationship with the corporation terminated within **one year** immediately preceding the commencement of this case.

**23. Withdrawals from a partnership or distributions by a corporation**

None ☒ If the debtor is a partnership or corporation, list all withdrawals or distributions credited or given to an insider, including compensation in any form, bonuses, loans, stock redemptions, options exercised and any other perquisite during **one year** immediately preceding the commencement of this case.

**24. Tax Consolidation Group**

None ☐ If the debtor is a corporation, list the name and federal taxpayer identification number of the parent corporation of any consolidated group for tax purposes of which the debtor has been a member at any time within **six years** immediately preceding the commencement of the case.

NAME OF PARENT CORPORATION  
**Nassau Holdings, Inc.**

TAXPAYER-IDENTIFICATION NUMBER (EIN)  
**22-3377692**

**25. Pension Funds.**

None If the debtor is not an individual, list the name and federal taxpayer identification number of any pension fund to which the debtor, as an employer, ☒ has been responsible for contributing at any time within **six years** immediately preceding the commencement of the case.

*[If completed on behalf of a partnership or corporation]*

I declare under penalty of perjury that I have read the answers contained in the foregoing statement of financial affairs and any attachments thereto and that they are true and correct to the best of my knowledge, information, and belief.

Date: **July 15, 2013** Signature: **/s/ Louis Mercatanti**

**Louis Mercatanti, Officer Of Nassau Holdings, Inc.**

Print Name and Title

[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]

0 continuation pages attached

*Penalty for making a false statement: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. § 152 and 3571.*

Document Page 34 of 45  
United States Bankruptcy Court  
District of New Jersey

IN RE:

Case No. 13-24984

Nassau Tower Realty, LLC

Debtor(s)

Chapter 11

**VERIFICATION OF CREDITOR MATRIX**

The above named debtor(s) hereby verify(ies) that the attached matrix listing creditors is true to the best of my(our) knowledge.

Date: July 15, 2013

Signature: /s/ Louis Mercatanti

Louis Mercatanti, Officer Of Nassau Holdings, Inc.

Debtor

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Joint Debtor, if any

140-144 Nassau St Condo Association  
619 Alexander Road  
Princeton, NJ 08540

Air Consulting Services, LLC  
301 East Ward St.  
Hightstown, NJ 08520

Alberto Zepeda  
160 Sawmill Rd  
Brick, NJ 08724

Amy Greene Environmental  
18 Commerce St Plaza  
Flemington, NJ 08822

Antietam School District  
PO Box 4514  
Lancaster, PA 17604-4514

Barlo & Associates, LLC  
92 Mantoloking Rd.  
Brick, NJ 08723

Bay Head Police Department  
704 Howe Street  
Bay Head, NJ 08742-0000

Berkeley Township  
PO Box B  
Bayville, NJ 08721-0287

Berkeley Township MUA  
42 Station Rd.  
Bayville, NJ 08721

Berkeley Township Sewage Authority  
PO Box B  
Bayville, NJ 08721-0287

Borough of Mantoloking  
PO Box 247  
Mantoloking, NJ 08738

Borough of Point Pleasant  
2233 Bridge Ave  
Point Pleasant, NJ 08742

Brick Township  
401 Chambersbridge Rd.  
Brick, NJ 08723

Brick Township Municipal  
1551 Rt 88 West  
Brick, NJ 08723

C N A Insurance  
PO Box 382033  
Pittsburgh, PA 15250-8033

City of Lambertville  
18 York St.  
Lambertville, NJ 08530

Collector of Taxes, Point Pleasant  
PO Box 25  
Point Pleasant, NJ 08742-25

Connoisseur Media  
619 Alexander Road  
Princeton, NJ 08540-0000

Craig Allen  
Nick Adamko  
71 North Main Street, Ste. 301  
Lambertville, NJ 08530-0000

Crow & Associates  
100 Canal Point Blvd, Suite 214  
Princeton, NJ 08540

Crown Castle  
Attn: Alan Hickman  
2000 Corporate Drive  
Cannonsburg, PA 15317-0000

Dover Township Tax Collector  
33 Washington St.  
Toms River, NJ 08753

Edwin Cannistraci  
Kathy Charles  
71 North Main Street, Ste. 301  
Lambertville, NJ 08530-0000

F.R. Maddalon Plumbing and Heating  
1550 Sylvan Ave.  
Hamilton, NJ 08610

Giacinti Electric, LLC  
PO Box 19003  
Toms River, NJ 08753

Global Signal Acquistions, LLC  
PO Box 403541  
Atlanta, GA 30384

Global Tower Partners, LP  
750 Park Of Commerce Blvd, Ste. 300  
Boca Raton, FL 33489

GTP Towers I, LLC  
Attn: Lease Administration  
1801 Clint Moore Road, Ste. 110  
Boca Raton, FL 33487-0000

Hulit Shoes  
140 Nassau Street  
Princeton, NJ 08540-0000

Internal Revenue Service  
Special Procedures Branch  
PO Box 744  
Springfield, NJ 07081-0744

Internal Revenue Service  
PO Box 724  
Springfield, NJ 07081

Internal Revenue Service  
PO Box 7346  
Philadelphia, PA 19101-7346

InTouch America  
PO Box 571207  
Tarzana, CA 91357

J & A Cleaning Services  
140 Lakedale Dr.  
Lawrenceville, NJ 08648

Jersey Central Power and Light  
PO Box 3687  
Akron, OH 44309-3687

Jersey Coast Appliance  
18 Rt 537 East  
Toms River, NJ 08753

John Jay Hoffman, Esquire  
Acting Attorney General  
PO Box 112  
Trenton, NJ 08625-0112

John Skrincoosky Jr. Tax Coll.  
200 N. 25th St.  
Mount Penn, PA 19606

Kelly Kotalik  
Justin Kotalik  
472 Princeton Avenue  
Brick, NJ 08724-0000

Kelly Sulilvan  
71 North Main Street, Ste. 201  
Lambertville, NJ 08530-0000

Kingwood Township  
PO Box 17  
Baptisttown, NJ 08803-17

Knox Hill Townhomes Condo Association  
PO Box 374  
Eatontown, NJ 07724

Lacey Township MUA  
PO Box 205  
Forked River, NJ 08731-205

Lambertville MUA  
PO Box 300  
Lambertville, NJ 08530

Larsen Plumbing and Heating, LLC  
41 Grand Ave  
Toms River, NJ 08753

Louis Mercatanti  
619 Alexander Road  
Princeton, NJ 08540

Lowe's Business Account  
PO Box 530970  
Atlanta, GA 30353-0970

MacDonald Kitchen And Bath  
71 North Main Street  
Lambertville, NJ 08530-0000

Martha Hildebrandt, Esquire  
Assistant United States Trustee  
One Newark Center, Suite 2100  
Newark, NJ 07102

Maxwell Resources, Inc.  
2457 Perikomen Avenue  
Mt. Penn, PA 19508-0000

Met-Ed  
PO Box 3687  
Akron, OH 44309-3687

Monica Poelzmann  
71 North Main Street, Ste. 304  
Lambertville, NJ 08530-0000

Mt. Penn Borough Municipal Authority  
PO Box 4249  
Reading, PA 19606-4249

Nassau Tower Holdings, LLC  
619 Alexander Road  
Princeton, NJ 08540

Neptune - Sewer Utility  
PO Box 1167  
Neptune, NJ 07754-1167

New Jersey American Water  
PO Box 371331  
Pittsburgh, PA 15250-7331

New Jersey Department Of Labor  
Division Of Employer Accounts  
PO Box 379  
Trenton, NJ 08625-0379

New Jersey Division Of Taxation  
Compliance And Enforcement - Bankruptcy  
PO Box 245  
Trenton, NJ 08695

New Jersey Natural Gas  
PO Box 11743  
Newark, NJ 07101-4743

New Jersey Natural Gas Co.  
Box 11743  
Newark, NJ 07101-4743

Ocean First Bank  
975 Hooper Avenue  
Toms River, NJ 08753

Office Of Chief Counsel  
Internal Revenue Service  
One Newark Center, Suite 1500  
Newark, NJ 07102

Optimum  
PO Box 371378  
Pittsburgh, PA 14801

Paul Aulisio  
6 Deer Run  
Brick, NJ 08724-0000

Princeton Borough Tax Office  
PO Box 390  
Princeton, NJ 08540

R.C. Burdick, P.E., P.C  
1023 Ocean Rd.  
Point Pleasant, NJ 08742

R.H. LeChard Marine Contractors  
704 Howe Street  
Bay Head, NJ 08742-0000

Ray's HVAC Service Corp  
PO Box 1241  
Newtown, PA 18940-1241

Samuel Stoth2Off Co., Inc.  
PO Box 306  
Flemington, NJ 08822-306

Sandra Aubuchon  
71 North Main Street, Ste. 303  
Lambertville, NJ 08530-0000

Scott's Lawn Care, LLC  
PO Box 463  
Point Pleasant, NJ 08742

Second Goodier, LLC  
2330 West Joppa Road  
Lutherville, MD 21093

Sovereign Bank, NA  
619 Alexander Road  
Princeton, NJ 08540

Tax Collector, Terry McCool Stoudsburg  
PO Box N  
Stroudsburg, PA 18360

TD Bank, NA  
1701 Rt. 70 East  
Cherry Hill, NJ 08034

The Elm Group, Inc.  
345 Wall St.  
Princeton, NJ 08540

Timothy R. Smith, Esq.  
619 Alexander Road  
Princeton, NJ 08540

Toms River Township MUA  
340 West Water St.  
Toms River, NJ 08753

Toms River Township Tax Collector  
33 Washington St.  
Toms River, NJ 08753

Town Square Media  
8 Robbins Street  
Toms River, NJ 08753-0000

Township of Neptune  
PO Box 1167  
Neptune, NJ 07754-1167

Treasurer - State of New Jersey  
PO Box 417  
Trenton, NJ 08646-0417

UGI Utilities, Inc.  
PO Box 15523  
Wilmington, DE 19866-1552

United States Attorney  
Peter Rodino Federal Building  
970 Broad Street, Suite 700  
Newark, NJ 07102

United States Attorney General  
US Dept. Of Justice - Ben Franklin Stn.  
PO Box 683  
Washington, DC 20044

United Water Toms River  
PO Box 371804  
Pittsburgh, PA 15250-7804

Verizon  
PO Box 4833  
Trenton, NJ 08650-4833

Walgreens Store #13754  
1501 St. 35 South  
Pt. Pleasant, NJ 08742-0000

Waste Management of NJ  
PO Box 13648  
Philadelphia, PA 19101-3648

Whitehouse Landscaping  
PO Box 94  
Pine Forge, PA 19548

ZCR Operation Co.  
DBA Qdoba Mexican Grill  
140 Nassau Street  
Princeton, NJ 08540-0000